Robert Ellis

look no further. . .

Church Street
Stapleford, Nottingham NG9 8GA

A THREE BEDROOM END TERRACED HOUSE.

£220,000 Freehold

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A surprisingly spacious three bedroom end terraced house situated on a larger than average plot of around a 10th of an acre.

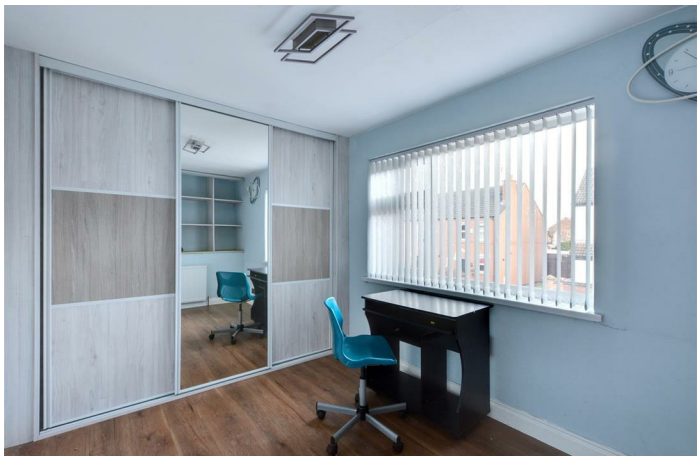
This property is offered for sale with NO UPWARD CHAIN and immediate vacant possession and offers great family-sized accommodation which has been improved in recent times.

Features include an open plan family dining kitchen with modern units and some built-in appliances, useful cloaks/WC, gas fired central heating served from a combination boiler, and double glazed windows throughout.

Without a doubt, one of the main features of this property is the garden plot. Providing off-street parking for two to three vehicles, a detached garage and the rear gardens are a large space for a family to play.

Situated in this extremely convenient location, within walking distance of Albany Junior School, regular bus route and also within striding distance of Stapleford town centre, offering a good variety of national and independent retailers, health centre, library and other useful amenities.

Available immediately. We recommend an internal viewing to fully appreciate the accommodation and garden.



ENTRANCE
Double glazed window and front entrance door. Stairs to the first floor and door to living room.

LIVING ROOM
16'0" x 11'10" (4.89 x 3.62)
Radiator, double glazed windows to the front and rear, opening to the family dining kitchen.

FAMILY DINING KITCHEN
16'0" x 9'6" increasing to 13'1" (4.88 x 2.9 increasing to 4)
The kitchen area comprises a range of modern fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in five ring gas hob with extractor hood over. Electric double oven, dishwasher and washing machine. Space for American-style fridge/freezer. Wall mounted "Baxi" gas combination boiler (for central heating and hot water). Door to cloaks/WC, double glazed window to the front, double glazed French doors opening to the rear garden.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC. Electric heater, double glazed window.

FIRST FLOOR LANDING
Access to loft which is partially boarded.

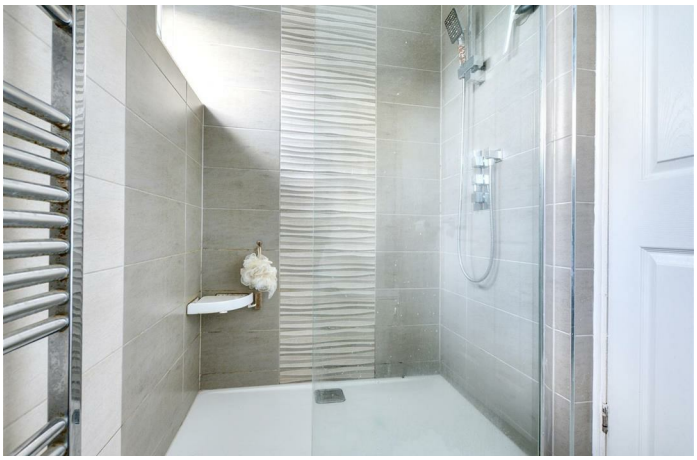
BEDROOM ONE
16'2" x 9'2" (4.93 x 2.80)
Radiator, double glazed windows to the front and rear.

BEDROOM TWO
10'3" to wardrobes x 8'3" (3.13 to wardrobes x 2.53)
Fitted wardrobes, radiator, double glazed window to the front.

BEDROOM THREE
9'3" x 7'6" (2.84 x 2.31)
Fitted wardrobes, radiator, double glazed window to the rear.

SHOWER ROOM
Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC, large walk-in shower enclosure with twin rose thermostatically controlled shower system. Heated towel rail, tiling to walls, double glazed window.

OUTSIDE
The property is set back from the road with a partially walled-in forecourt finished with block paving and providing parking for at least three vehicles. The driveway runs along the side of the property to a sectional concrete single garage. The rear gardens are enclosed, with block paved patio area and the remainder of the garden is laid to lawn. There is a pathway running to one side of the property leading to a hard landscaped area at the foot of the plot.



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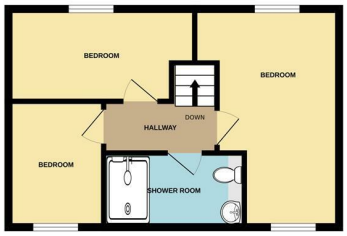
ESTATE AGENTS

GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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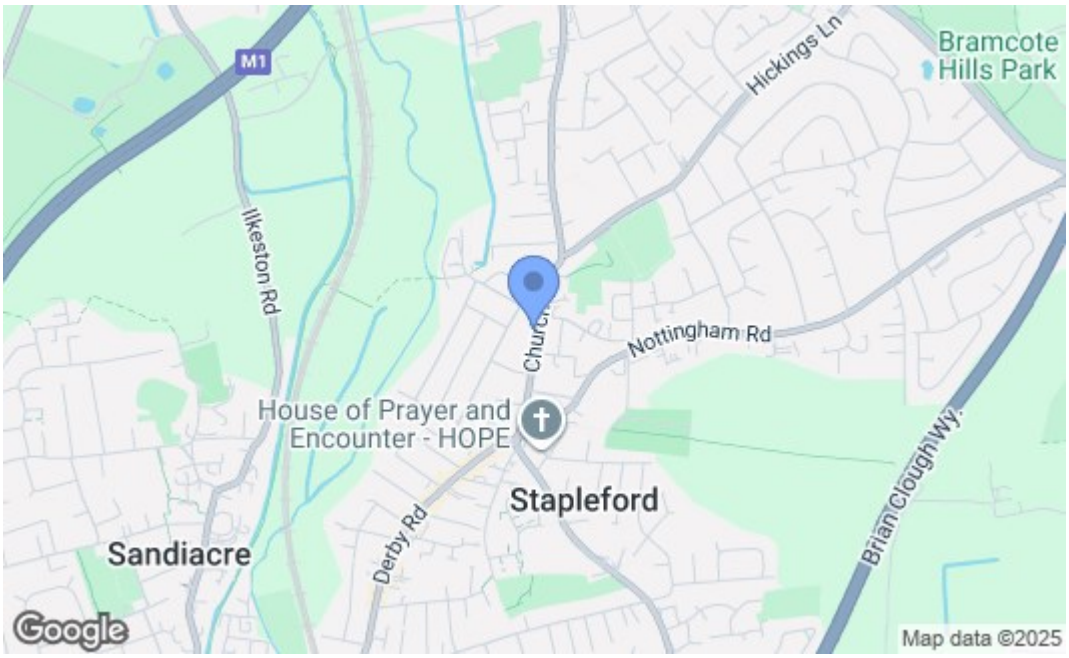

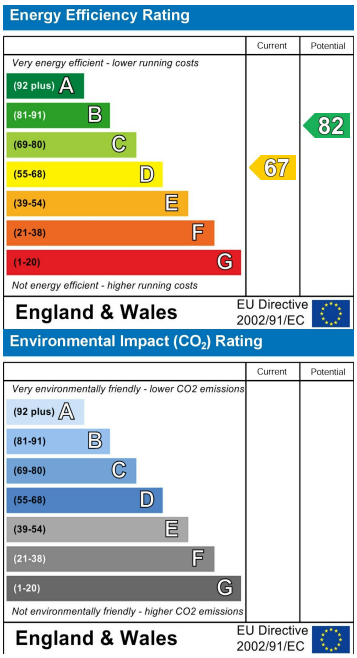

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